

Fairfax Center Phase II Working Group

Meeting Minutes

May 5, 2016

Attendance

Working Group: Jackie Bradley, Vincent Picciano, Jeff Parnes, Jeff Saxe, Robbie Stark, Mark McConn, Tony Wiley

Staff: Kim Rybold, Fairfax County Department of Planning and Zoning (FCDPZ); Ken Sorenson, FCDPZ; Meghan Van Dam, FCDPZ; Kristin Calkins, FCDOT; Rosemary Ryan, Braddock District office.

Guests: Elizabeth Baker, Walsh Colucci

Introduction

Vince Picciano, Vice-Chairman, called the meeting to order at 7:05 p.m. The working group approved the April 5, 2016 meeting minutes.

Presentation: Summary of Impact Analysis for Land Use Scenarios

Kim Rybold, introduced the Summary of Impact Analysis for Land Use Scenarios report to the Fairfax Center Area. She indicated that the working group would be reviewing the findings and discussing the cumulative impacts, core focus area, areas outside of the core focus area, and preliminary staff recommendations.

Kim Rybold began the discussion with the cumulative impacts for the study area, which looked at both mid-level and high-level development scenarios. These impacts included a significant increase in residential and office use at the high end with over 23,000 additional gross daily trips. Kim explained that this increase would also require additional study per the Virginia Department of Transportation (VDOT) Chapter 870 as the 5,000 additional trips threshold was exceeded. The mid-level scenario reduced office use that was not located in the quarter-mile radius of planned transit and would add an additional 4,200 daily trips. The impact study also found that there is a need for additional recreational facilities for residents and office workers. Jeff Saxe asked if the increase in traffic of 23,000 trips was for the complete study area or the suburban center core, and what was the overall percentage increase in daily trips for the study area. Kristin Calkins replied that there was a doubling of the trips on the parcels that were tested for impacts within the study area, compared to the trips generated by the adopted Plan. Jeff Saxe followed up by asking whether the Board of Supervisors could act on any of the amendments without a Chapter 870 review, if the threshold for trips was not greater than 5,000 trips. This will need to be examined.

Core Focus Area

Kim discussed the overall impacts related to schools, parks, and the environment and pointed out the remaining redevelopment opportunity sites within the core focus areas. Tony Wiley asked if the aging population is being served by this study since it was called out as a recommended use for Submission SS2. Kim responded that zoning allows senior living uses in residential areas, but is a

specific use recommended in the Plan for Submission SS2. The working group discussed whether senior living uses should be prescriptive or market-driven. Meghan Van Dam suggested that an areawide policy could offer more guidance on the subject without identifying specific parcels for this use.

Centerpointe Church (Submission SS4)

Kim reviewed the current plan for the Centerpointe Church site which allows office up to a 1.0 FAR at the overlay level. She noted that the site is outside of the ¼ mile radius of the planned Metrorail station, the high-end intensity for the proposed residential use is more than double surrounding planned intensities, and that there would be an increase in gross daily trips with a reduction seen during peak hours. Vince Picciano spoke about the impact on traffic at the intersection of Legato and West Ox Road. Elizabeth Baker spoke about whether an FAR could be found for the residential use that does not create a greater number of trips than the adopted Plan.

Fair Lakes Promenade

Kim reviewed the current Plan for office mixed use up to a 0.5 FAR, and indicated that the site had developed through a Plan option as retail. Both mid- (0.5 FAR) and high-level (1.0 FAR) scenarios significantly increase trips, and additional sewer capacity would be needed. Robbie Stark asked if trip generation was based on existing uses or on future pedestrian mixed-use. Kristin Calkins responded that a more in-depth study would account for this. Jeff Saxe asked what existing trips were for the existing 141,000 Square Feet of retail. Kristin responded about 9,000 trips were existing. Jeff stated that the existing retail use is stable compared to the Plan and asked whether it should be the baseline for comparison. Kristin responded that VDOT has FCDOT compare against the highest level of development intensity in the Comprehensive Plan.

Mall Outparcels

Kim reviewed the impacts and noted that the mid-level scenario was generally inconsistent with existing intensity and adds a residential use. Additionally, the high-end scenario generates nearly 10,000 additional trips and includes areas adjacent to a planned transit station. Jeff Parnes asked if the widening of I-66 affects either scenario and how would Metrorail be incorporated. Robbie Stark responded that there will be minimal widening impacts to these properties. Tony Wiley asked about surface parking lots around the Mall that were not identified for redevelopment with the impact analysis and the working group responded that the existing Mall option included those.

Fairfax Corner Parking Lot

Kim reviewed the impacts and stated that there is no mid-level scenario for this site. This site is located adjacent to a planned Metrorail station and would be an ideal location for office and would generate an additional daily 4,000 trips. Jeff Parnes asked where the transit station is planned and Kristin Calkins replied that it would be in the median of I-66, generally adjacent to the Fairfax Corner parking garage, but that the station has not been engineered. Jeff Saxe talked about the Wiehle-Reston office/parking building built on County land and explained this as a type of model for this site. He explained the notch in the parking garage at Fairfax Corner was a result of the rezoning and committee discussions to accommodate future walkways to the planned Metrorail station. Jeff

Parnes mentioned Stringfellow Road as another opportunity to incorporate structured parking and development around a planned Metrorail station. He stated that we need to be proactive about planning for planned Stringfellow Road and the Fairfax Corner stations.

Outside of Core Focus Area

Fair Oaks Church (Submission SS1)

Staff reviewed the site indicating that it is adjacent to public facilities and industrial uses and that the current Plan serves as a transition; redevelopment of the site would need substantial buffering and presents an opportunity to create a green corridor within the area. Vince Picciano asked Kim to clarify the statement about the connection to the Williams-Warhurst property, and Elizabeth Baker commented that a second access point might be needed, but can be studied more closely during the rezoning process.

Pender Professional Center (SS2)

Staff reviewed the site noting that it is not connected to adjacent residential uses, is next to an electrical substation which will need significant buffering, and suggested that elderly housing is a compatible use. Staff also indicated that elderly housing is already a Plan option, and it may be appropriate to convert the existing office use to additional elderly housing. Staff also stated that any redevelopment of the site should also maintain the current 125' buffer to the properties to the north.

NRA Site (SS3)

Staff reviewed the site, indicating that a museum is a special exception use within certain industrial zoning districts. Staff also noted that a museum would generate fewer trips than office use.

Williams-Warhurst Property (PA 2016-III-FC1)

Staff reviewed the site and suggested that the current Plan recommendation is consistent with areas to the west and east. Since the site did not consolidate with the larger area to the north it cannot provide the same level of amenities. Additionally, staff noted that the RPA and ROW requirements limit the developable area, but the site would allow the opportunity for a green corridor connection to the northwest. Susan Yantis said that the property owners were not able to consolidate at the time, the current proposal would be a logical extension of the adjacent properties, and since the site is zoned commercial along the Lee Highway, the additional density would provide an incentive to redevelop.

Working Group Decisions on Staff Recommendations

Staff presented the preliminary staff recommendation for the core area to reflect a future vision as a transit-oriented development; this vision would encompass areas that are identified within the core as recommended by the working group. Kim presented the working group two options to consider for the land use scenarios with respect to future transportation studies. The first option would not add specific uses or intensities, but staff would conduct additional transportation study in the future to refine more vision-based recommendations. The second option would study the high-end scenarios through a Chapter 870 study, but this process has an uncertain timeline since funding has not been

identified. Vince Picciano noted that the vision and goals for the study already serve the function as option one. Jeff Saxe suggested that the group go through each staff recommendation individually to see if an 870 study would be needed.

Williams-Warhurst Property

Jeff Saxe recommended a density of 8 dwelling units per acre (du/ac) at the overlay level, which is above the current 6 du/ac at the intermediate level. Also noted was that the site should be encouraged to convert to residential use which is in line with other development as opposed to the existing commercial zoning. The group discussed that the site should not be planned up to 12du/ac since they are not dedicating property like the original consolidated project. Jeff Parnes introduced the idea that the effective density would be higher because of the environmental dedication, and the developer should provide offsite contributions to make an equitable contribution compared to the Dixcengato consolidation. Meghan Van Dam recommended that the issues related to the redevelopment on smaller parcels could be addressed as part of the areawide guidance. Jeff Parnes made a friendly amendment to make sure that off-site contributions would be made for this type of redevelopment; there was no second motion. Jeff Saxe made a motion, seconded by Tony Wiley that the overlay level be increased to a maximum of 8 du/ac. The motion passed 4-2.

NRA

Jeff Parnes moved that the staff proposal to add guidance related to museums/cultural centers be applied to entire area. Second by Jeff Saxe and motion passed 6-0.

Pender Professional Center

Robbie Stark proposed moving forward with the staff recommendation to modify the existing elderly housing option in lieu of existing office intensity and to remove the condition about having a substantial affordable housing component. Jeff Parnes seconded.

Jeff Saxe suggested that staff research for the next meeting the potential conversion by looking at acreages and the office use and how that would quantitatively compute into additional elderly housing units. The motion was postponed until the next meeting.

Fair Oaks Church

The working group discussed the staff recommendation about the access point. Jeff Saxe made a motion for the staff recommendation of 8 du/ac at the overlay level with modification to add the word "primary" to the second condition related to access. The motion passed 6-0.

Centerpointe Church

Jeff Saxe made a motion to recommend up to 1.0 FAR residential use at the overlay level and noted that he saw no reason to increase the density higher than everything around it. Tony Wiley seconded the motion. Vince Picciano stated his concerns about access to the site. An amendment to the motion was offered by Robbie Stark to support residential use up to 1.25 FAR, as per the staff recommendation. Motion passed 6-0.

Mall Outparcels

Jeff Saxe made a motion to recommend up to 1.0 FAR for the mall outparcels since the mall has the same cap with a funded Metrorail station. The motion was seconded by Tony Wiley. Discussion followed that the density provided for the overall mall property might not be appropriate for the much smaller outparcel lots. Mr. Saxe suggested that the group could look individually at the sites and decide if there would be a way to move some of the sites forward and not others to avoid breaching the 5,000 vehicle trip threshold that would require an additional state-level Chapter 870 analysis through the Virginia Department of Transportation. Motion did not carry. The group postponed further review until next meeting.

Meeting Wrap-Up

Elizabeth Baker recommended that language be considered that office can convert to residential in the Comprehensive Plan at an area-wide or county-wide level.

Kim Rybold announced that this would be her last meeting, but that she would be assisting remotely.

The meeting was adjourned at 9:30pm